LOT 2
IN OR 2236/1937
JAMES F DAVIS SUB PBK 8/299

BLANTON JOSHUA W & STEFANIE R
371240 KINGS FERRY RD
HILLIARD, FL 32046

2026

37-4N-24-2301-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

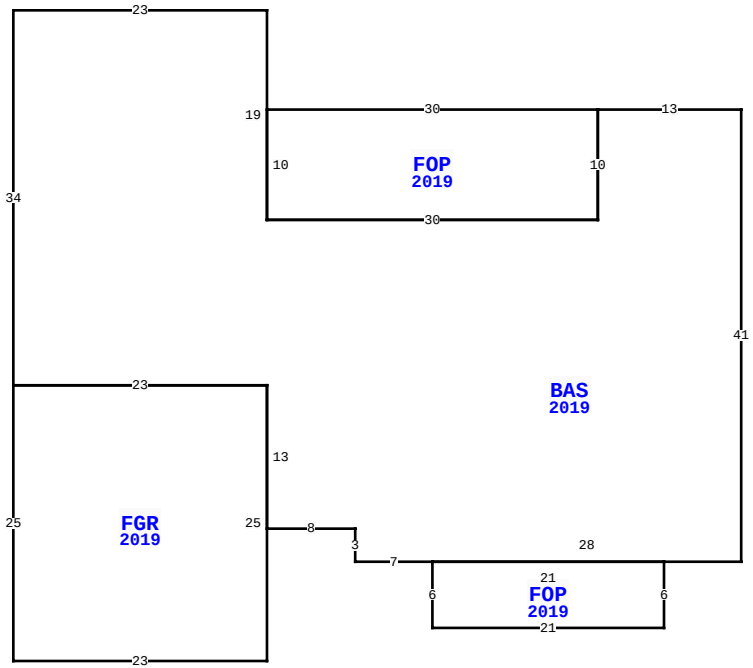
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2019	2,221	347,840
FGR	575	55	2019	316	49,490
FOP	126	30	2019	38	5,951
FOP	300	30	2019	90	14,096
TOTALS	3,222			2,665	417,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,665	96.7680	160.63	428,079	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 2221 HX Base Yr 2020



371240 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	11/03/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,326
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		203,110
TOTAL MARKET VALUE		555,716
SOH/AGL Deduction		311,587
ASSESSED VALUE		244,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,718
TOTAL JUST VALUE		648,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012351	54X60 AG BARN	50	12/10/2020
19012165	CO ISSUED	0	11/25/2019
19004852	NEW CONSTR	315,284	05/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/1937	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN A & CHRI						
GRANTEE: BLANTON JOSHUA W &						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W30 S10 E30 N10$ S10 W30 N19 W23 S34 FGR=[YR=2019] S25 E23 N25 W23$ E23 S13 E8 S3 E7 FOP=[YR=2019] S6 E21 N6 W21$ E28 N41$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.69	AC		1.00	1.00	1.00	19,000.00	19,000.00	108,110							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.69 Total Land Value: 109,960 Market: 95,000 Agricultural: 1,850 Common: 108,110 PRINTED 07/09/2026 BY SYS

LOT 2
IN OR 2236/1937
JAMES F DAVIS SUB PBK 8/299

BLANTON JOSHUA W & STEFANIE R
371240 KINGS FERRY RD
HILLIARD, FL 32046

2026

37-4N-24-2301-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

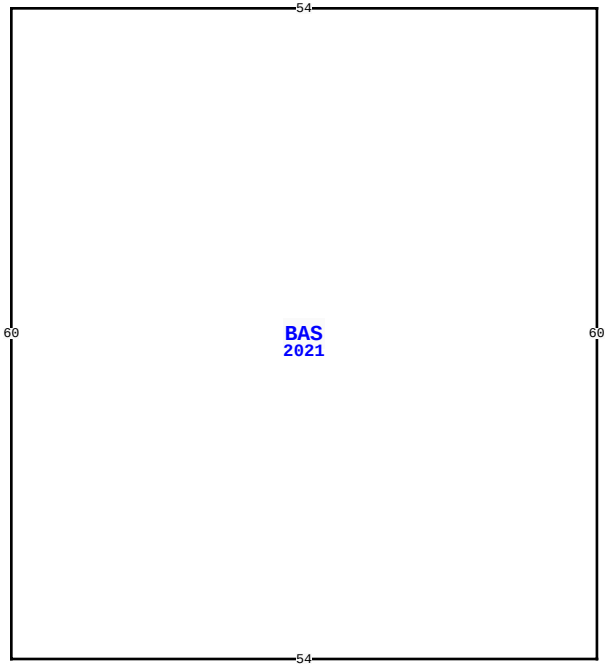
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,240	100	2021	3,240	24,949
TOTALS	3,240			3,240	24,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,240	30.6820	8.28	26,827	2021	2021	0	0	0	7.00	93.00

2 BARNS 100% - 2020 Heated Area: 3240 HX Base Yr 2020



371240 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	11/03/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,326
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		203,110
TOTAL MARKET VALUE		555,716
SOH/AGL Deduction		311,587
ASSESSED VALUE		244,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,718
TOTAL JUST VALUE		648,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1937	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN A & CHRI						
GRANTEE: BLANTON JOSHUA W &						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S60 E54 N60$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.69 Total Land Value: 109,960 Market: 95,000 Agricultural: 1,850 Common: 108,110 PRINTED 07/09/2026 BY SYS